



Rose Cottage, Plantation Lane, Himley, Dudley, DY3 4LL

BERRIMAN  
EATON









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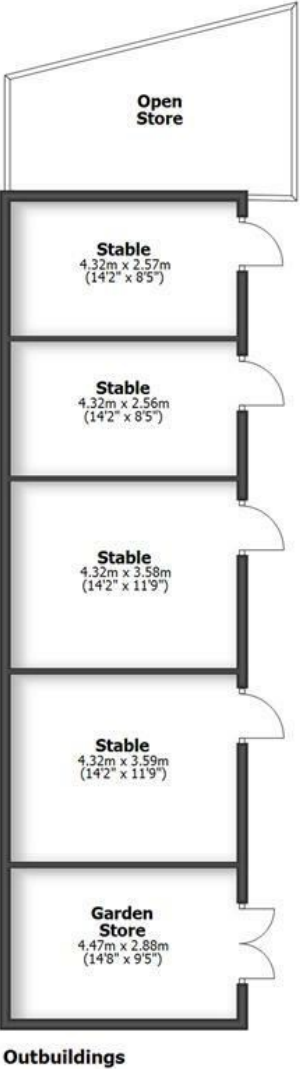
Rose Cottage is a charming, detached cottage in a beautiful setting with pretty gardens, having nearly 2,500 square foot, four good sized bedrooms and two bathrooms and the ability to separate half the home, as a self contained annexe. There is gated access and a tarmac driveway suitable for parking several vehicles off road and a generous triple garage. There is a stable block consisting of four stables with barn. Solar panels included. (WOMBOURNE OFFICE) EPC: E



**ROSE COTTAGE**  
PLANTATION LANE, HIMLEY

HOUSE: 228.4sq.m. 2458sq.ft.  
GARAGE/OUTBUILDINGS: 112.4sq.m. 1210sq.ft.  
**TOTAL: 340.8sq.m. 3668sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE





## LOCATION

Himley is small South Staffordshire village lying in a charming, semi-rural position and yet which benefits from remarkably convenient access to several major local business centres.

Everyday shopping facilities are available within the charming and picturesque village of Wombourne which is just a few minutes drive away whilst the more extensive amenities provided by Wolverhampton City Centre, Dudley and Stourbridge are within convenient travelling distance.

## DESCRIPTION

Rose Cottage is a charming, detached cottage in a beautiful setting with pretty gardens, nestled in the Staffordshire Countryside. There is gated access and a tarmac driveway suitable for parking several vehicles off road and giving access to a generous triple garage. The cottage itself has been added onto over the years and offers spacious family living but could be easily adapted to include a separate adjoining annexe. The main residence has a lovely living room, dining room, country kitchen, cloakroom/wc and separate utility room. There is access from here onto the additional part which also has a breakfast kitchen, living room, downstairs shower room and additional staircase to the first floor. There are four bedrooms in total, each are a generous size and can be accessed from both staircases. There are also two further family bathrooms. The property benefits from central heating and double glazing.

## ACCOMMODATION

The large ENTRANCE HALLWAY is accessed via an open porch with tiled floor that leads through to a bespoke wooden door with double glazed leaded window to the side. There is a tiled floor, radiator, beamed ceiling, storage cupboard and an Oak staircase rising to the first floor landing with a large double glazed picture window to the rear elevation. The downstairs CLOAKROOM has a low level W.C., vanity wash hand basin, radiator, part tiled walls, tiled floor and double glazed opaque window to the rear elevation. The LIVING ROOM has an Inglenook fireplace with inset wood burning stove, two radiators, beamed ceiling, wall light points and double glazed bay windows to the front and rear elevations. The DINING ROOM has double glazed windows to the side and rear elevations and an additional single glazed window to a third elevation. There is a radiator, beamed ceiling and wall light points. The KITCHEN/DINING ROOM is fitted with a range of wall and base units with complementary work surfaces, inset single drainer stainless steel sink unit with mixer tap, integrated double oven and microwave, four ring gas hob with pull-out extractor over, space for a fridge, tiling to the floor, beamed ceiling, radiator and double glazed window to the front and rear elevations. The UTILITY has a fitted worksurface with space and plumbing for washing machine, tumble dryer and dishwasher. There is a double glazed door with side window leading to the rear garden, tiling to the floor, fitted shelving, tiled walls, built-in storage cupboard and wall units and a wooden door leading into a SECOND KITCHEN (this part of the house could be used as a separate ANNEXE due to having its own front door). There is a range of wall and base units with complementary work surfaces, inset 1½ bowl sink unit with mixer tap, space for a fridge and freezer, space for slot-in cooker. There is a cupboard housing the central heating boiler, tiled floor, part tiled walls, radiator, spotlights and double glazed windows to the rear and side elevations. The second ENTRANCE HALLWAY is accessed via a bespoke wooden door and has double glazed leaded windows to the side elevations, tiled floor, staircase rising to the first floor landing with understairs storage and has a door into the downstairs SHOWER ROOM which has a low level W.C., curved glazed shower cubicle with electric shower, vanity wash hand basin, tiled floor and walls, radiator and double glazed opaque window to the front elevation. The SITTING ROOM has double glazed bay windows to the front and rear elevations with French doors leading to the garden. There is a brick standing for an electric log burner, wall light points, beamed ceiling and two radiators.

From the ANNEXE the staircase rises to the first floor LANDING leading into a LARGE DOUBLE BEDROOM with double glazed windows to three elevations. There is fitted eaves storage, radiator and spotlights. A door leads back into the main house and there is a DOUBLE BEDROOM with double glazed windows to the front and rear elevations, fitted wardrobes and a radiator. A door leads onto the landing having loft access, radiator, double glazed window to the front elevation and the Airing Cupboard housing the hot water cylinder. The FAMILY BATHROOM has a white suite and comprises 'P' shaped bath with shower over and glazed side screen, low level W.C., vanity wash hand basin, chrome heated ladder towel rail, radiator, spotlights, tiled floor and walls and a double glazed window to the front elevation. A further DOUBLE BEDROOM having double glazed windows to the rear and side elevations, radiator and wall light points. A door from the landing leads to the staircase rising from the main part of the house and there is a further loft access via pull down ladder and has a second BATHROOM off with a white suite and comprises 'P'- shaped bath with shower over and glazed side screen, vanity wash hand basin with storage beneath, low level W.C., chrome heated ladder towel rail, tiled walls, spotlights and a double glazed window to the side elevation. There is a DOUBLE BEDROOM having large fitted store room with louvre doors and shelving, radiator and double glazed windows to the side elevations.

## OUTSIDE

The property occupies a generous plot and has a large tarmacadam driveway providing off road parking for several vehicles and gives access to the house and to the detached TRIPLE GARAGE which has an electronically operated elevating door. There are well established formal gardens with a wealth of trees including fruit trees. There is a stable block consisting of four stables with barn accessed via a separate entrance through a five bar gate. There is a wraparound patio and an ornamental pond enclosed by a hedge and fence border. There is also a walled garden with a pathway leading to various planted borders. The property benefits from open views across Himley and surrounding countryside.

## TENURE

FREEHOLD

## SERVICES

We are informed by the Vendors that mains water, gas and electricity are connected and drainage is to a private septic tank.

## COUNCIL TAX

BAND G – South Staffordshire DC

## POSSESSION

Vacant possession will be given on completion.

## VIEWING

Please contact the Wombourne office.

Offers Around £850,000

EPC: E

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.













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